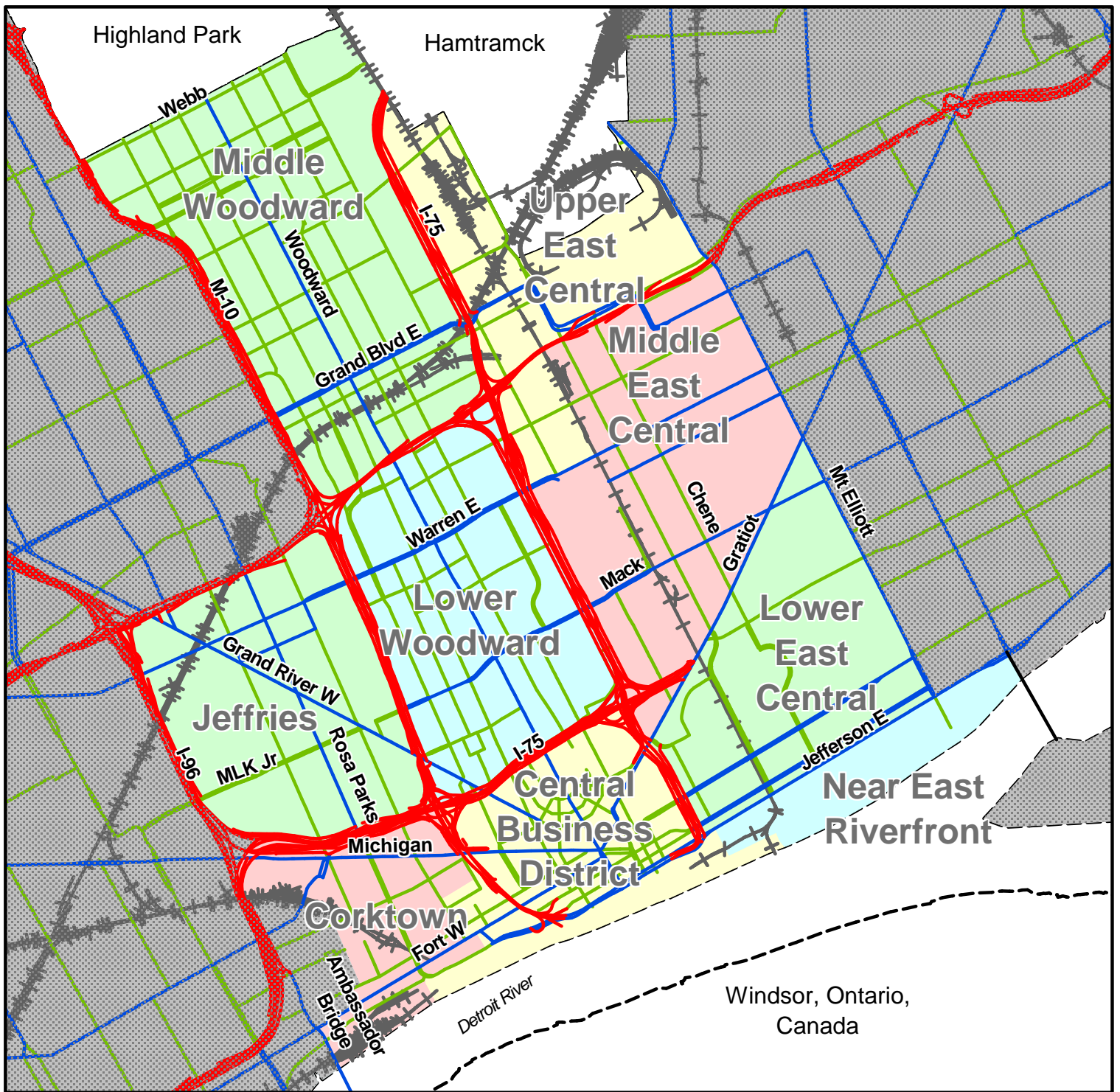


Cluster 4

Introduction

Cluster Four is generally bounded by the Highland Park city limits to the north, the Detroit River to the south, Mt. Elliott to the east, and the Lodge (M-10) and Jeffries Freeways (I-96) to the west. The cluster consists of nine neighborhood areas: Central Business District, Corktown, Jeffries, Lower East Central, Lower Woodward, Middle East Central, Middle Woodward, Near East Riverfront and Upper East Central.

Cluster Four is unique among all clusters in the City of Detroit. Its character is defined not only by its residential areas, but also by its business and educational districts and the number of visitors to the area's theatres, restaurants, and entertainment venues.



Map 4A

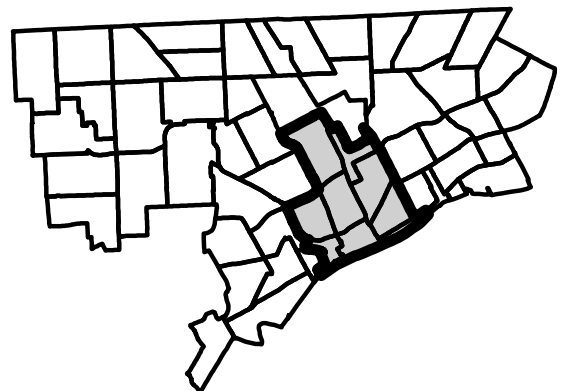
City of Detroit
Master Plan of
Policies

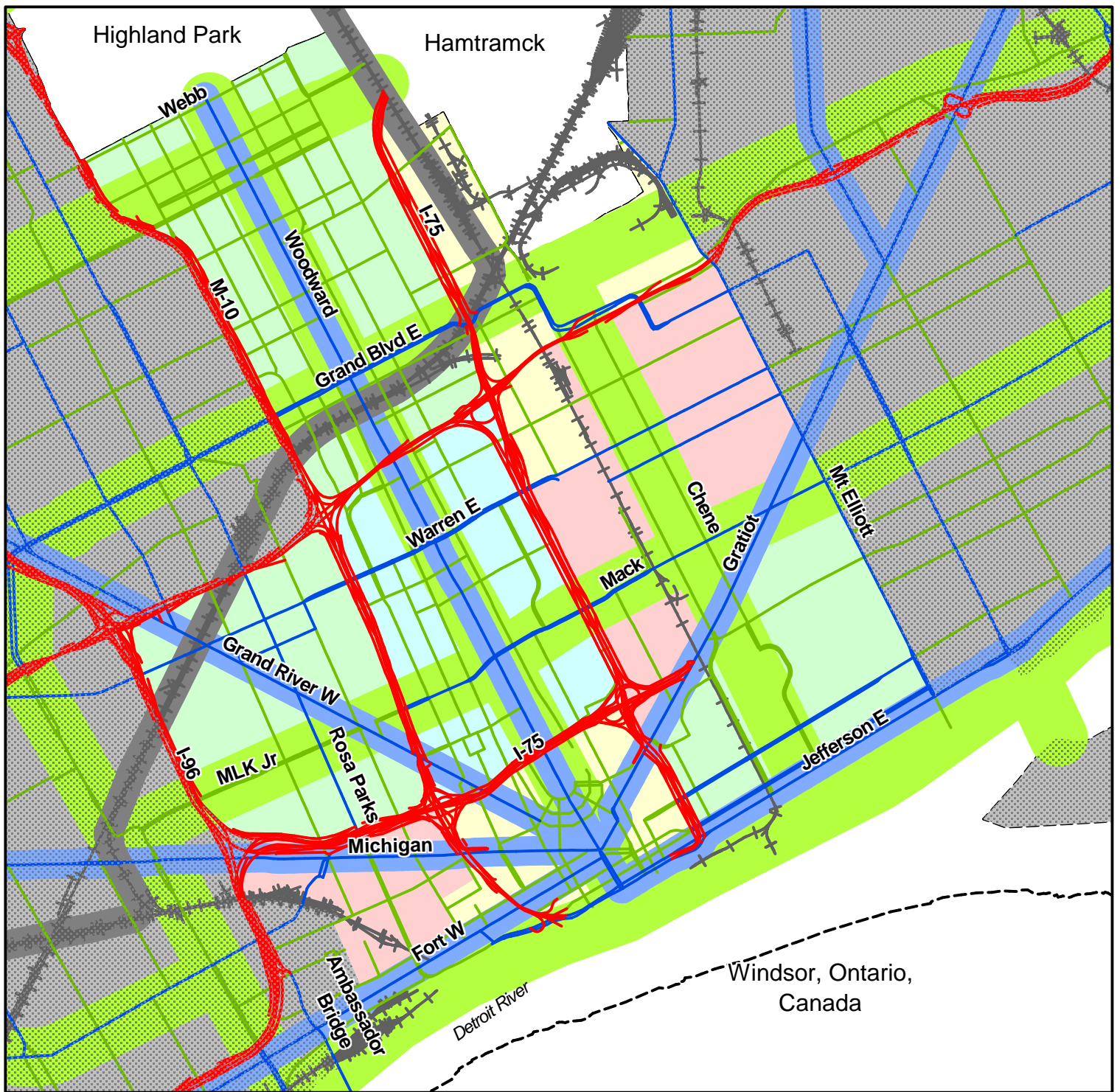
Neighborhood Cluster 4



Neighborhood Areas Index

Central Business District	Middle East Central
Corktown	Middle Woodward
Jeffries	Near East Riverfront
Lower East Central	Upper East Central
Lower Woodward	










Map 4B

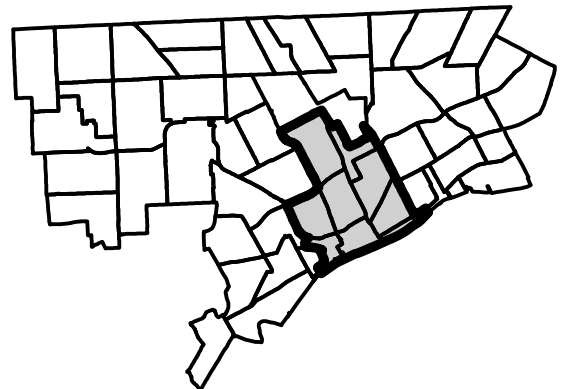
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4



Transportation Network

-  Major Streets
-  Secondary Streets
-  Mass Transit Routes
-  Passenger Rail
-  Non-Motorized Route - Conceptual



2000 Census - Demographic Profile



Neighborhood Cluster

4

Total Population

71,980

1990 Population	79,966
1990 to 2000 Change	-7,986
Percent Change	-9.99%

Race

White Only	9,256	12.86%
Black or African American Only	58,746	81.61%
American Indian and Alaska Native Only	206	0.29%
Asian Only	1,700	2.36%
Native Hawaiian and Other Pacific Islander Only	22	0.03%
Other Race Only	519	0.72%
Two or More Races	1,531	2.13%

Hispanic Origin

Hispanic Origin (Any Race)	1,393	1.94%
1990 Hispanic Origin	1,348	
1990 to 2000 Change	45	
Percent Change	3.34%	

Gender

Male	35,869	49.83%
Female	36,111	50.17%

Educational Attainment

Population 25 or older	48,792	67.79%
HS Graduate or Higher	33,492	68.64%
Assoc. Degree or Higher	11,460	23.49%

Age

Youth Population (Under 18 Years Old)	15,678	21.78%
1990 Youth Population	15,691	
1990 to 2000 Change	-13	
Percent Change	-0.08%	
0 to 4 Years Old	4,072	5.66%
5 to 10 Years Old	5,805	8.06%
11 to 13 Years Old	2,385	3.31%
14 to 17 Years Old	3,416	4.75%
18 to 24 Years Old	7,510	10.43%
25 to 44 Years Old	22,734	31.58%
45 to 64 Years Old	16,236	22.56%
65 Years Old and Older	9,822	13.65%

Households

Households	32,712	
Average Household Size	2.01	
Population in Group Quarters	6,105	8.48%
Population in Households	65,875	
Family Households	13,276	40.58%
Married Couple Family	4,431	33.38%
Female Householder Family	7,443	56.06%
One Person Households	17,001	51.97%

Housing Units

Housing Units	39,623	
1990 Housing Units	47,493	
1990 to 2000 Change	-7,870	
Percent Change	-16.57%	
Vacant Housing Units	6,890	17.39%
Occupied Housing Units	32,733	82.61%
Owner Occupied	6,467	19.76%
Renter Occupied	26,266	80.24%

Housing Value

Owner Occupied Units	4,627	
Less Than \$15,000	648	14.00%
\$15,000 to \$29,999	748	16.17%
\$30,000 to \$49,999	616	13.31%
\$50,000 to \$69,999	600	12.97%
\$70,000 to \$99,999	560	12.10%
\$100,000 to \$199,999	1,084	23.43%
\$200,000 or More	371	8.02%

Household Income

Less Than \$10,000	9,834	30.06%
\$10,000 to \$14,999	3,339	10.21%
\$15,000 to \$24,999	5,606	17.14%
\$25,000 to \$34,999	3,687	11.27%
\$35,000 to \$49,999	3,867	11.82%
\$50,000 to \$74,999	3,317	10.14%
\$75,000 or More	3,062	9.36%